

**PLANNING AND ZONING BOARD
AUGUST 23, 2000**

1. ROLL CALL

The meeting was called to order at 7:38 p.m. Board members present were Chair George Greb, Vice-Chair Jay Stahl, Michael Davenport, Larry Davis, and Edna Moore. Also present were Board Attorney Monroe Kiar, Planner Marcie Nolan, and Alina Medina recording the meeting.

2. PLAT

**2.1 P12-3-99, Long Lake Estates II, located on Nob Hill Road, south of SW 26 Street
(AG)**

Robert Legg representing the petitioner, was present. Ms. Nolan read the planning report. (Planning and Zoning Division recommendation: approval subject to the planning report).

Mr. Legg stated that there already was a right turn lane on 26th Street and the petitioner had consulted their traffic engineer regarding the need for a left turn lane on Hiatus Road and was advised that it was not warranted. After meetings with Councilmember Cox, the recreational trail on Parcel B would be extended to transition into the existing trail.

Mr. Davenport confirmed with staff that the number of homes requested was the maximum allowed. He additionally asked about the location of the recreational trails and whether they would be on an easement owned by the developer and maintained for the public to use. Ms. Nolan replied that the trails were to be maintained by the developer. Mr. Davenport asked for clarification on whether the trails would be easements or right-of-way. Mr. Legg stated that all easements or recreation trails were dedicated for use by the public per the dedication portion of the plat. With regard to the right turn lane on 26th Street, Mr. Legg opined that no field visit was probably made to verify that the lane was already constructed.

Chair Greb questioned why the plans showed 454 home sites. Mr. Legg explained that they generally put the maximum number of units on a proposed plat to maintain flexibility. Mr. Davis expressed surprise that it was the first the Board was hearing about putting 454 homes on the parcel. Ms. Moore stated that the Board was not approving a site plan but it was approving the maximum number of home for every acre being platted.

Discussion ensued regarding the number of homes platted for the property and the deviation from the original number proposed. Mr. Legg concluded that the developer would be returning with a conceptual site plan. Ms. Nolan agreed and maintained that the land use was one unit per acre which gave the developer a right to ask for the maximum number of homes. Mr. Davis and Chair Greb asserted that the Board was relying on previous statements and the petitioner would not subsequently change their representations to the public in being inconsistent with the number of homes.

Mr. Kiar stated that a new zoning district was previously approved, not a specific site plan. Mr. Davenport reiterated that the law allowed for that specific land use and that was the only factor to be considered.

Mr. Davis questioned Mr. Kiar regarding land use designation and sufficiency of plat. Mr. Kiar advised that since the property had not been rezoned to the new zoning district, it

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would be permissible to have up to 454 units. Mr. Davis questioned if the Board would be estopped if it came back with 454 units. Mr. Kiar stated that the applicant could build 454 units and could not give a definitive answer.

Chair Greb did not have a problem with the boundaries, but questioned the numbers presented to the public. Mr. Legg represented that he did not believe they would come in with more than what they had represented.

Mr. Davenport made a motion, seconded by Ms. Moore, to approve subject to the planning report. In a roll call vote, the vote was as follows: Chair Greb, yes; Vice-Chairman Stahl, yes; Mr. Davenport, yes; Mr. Davis, no; Ms. Moore, yes. **(Motion carried 4-1)**

3. PUBLIC HEARING

Vacation/Abandonment

3.1 VA 6-1-00, Town of Davie, a portion of NW 33 Street, between Davie Road Extension approximately 310 feet west (tabled from August 9, 2000) (staff requesting a tabling to October 11, 2000).

Ms. Nolan stated that staff was still waiting for letters of no objection from the utility companies.

Mr. Davis made a motion, seconded by Mr. Davenport, tabling this item to October 11, 2000. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Variance

3.2 V 5-4-00, Lombardo/Ross-Matz Investments, 8020 SW 30 Street (B-2) (tabled from August 9, 2000) (petitioner and staff requested a tabling to September 13, 2000.)

Ms. Nolan stated that staff was waiting for more information from the applicant.

Mr. Stahl made a motion, seconded by ~~Ms.~~ Mr. Davis, to table this item to September 13, 2000. In a voice vote, all voted in favor. **(Motion carried 5-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

Mr. Davis questioned if there had been a consideration of an alternate person for the Planning & Zoning Board. Mr. Kiar stated that Council had asked him to look into a unified procedure regarding board absences.

6. COMMENTS AND/OR SUGGESTIONS

Mr. Davenport commented that once a motion was made, argument and discussion should not continue.

7. ADJOURNMENT

There being no objections, the meeting adjourned at 8:42 p.m.

Approved: _____

Chair/Board Member